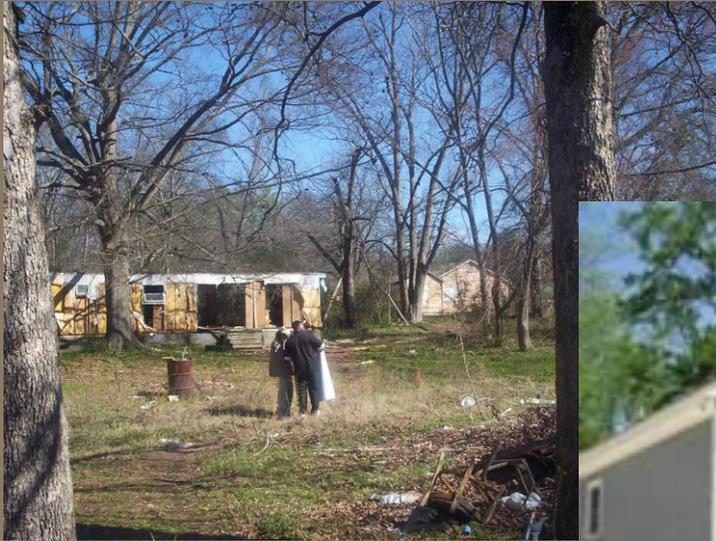


Urban Redevelopment and Revitalization Area Strategy



12/11/2018

Glenn Misner

Revitalization Area Strategies

RAS designation is for 3 years

Successful applicants are rewarded for efforts demonstrating:



- Long-term vision for the area
- Well-defined area that includes comprehensive revitalization activities
- Grassroots involvement from area residents
- Commitment from other funding partners
- Documented commitment from funders and stakeholders

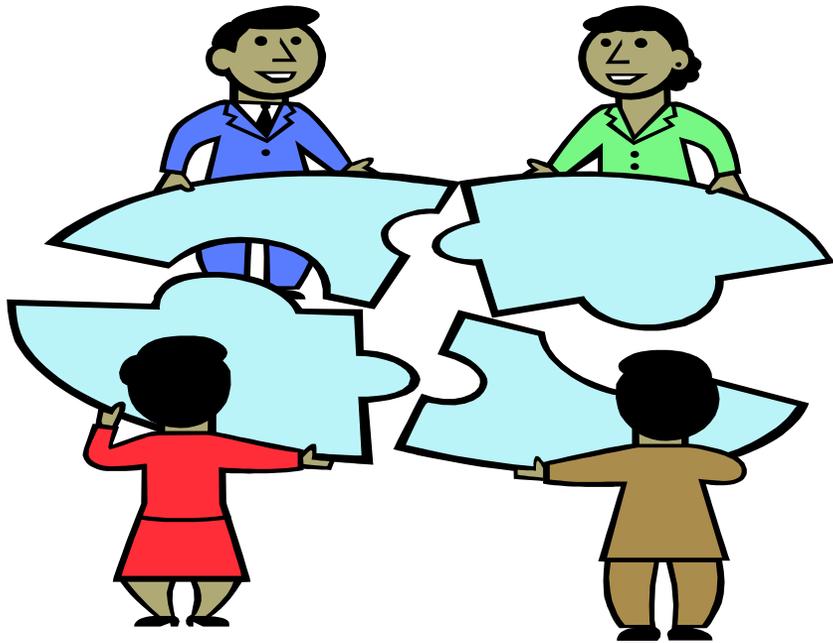
Revitalization Area Strategies

Application Process – See RAS Application Manual

- Applications due April 1, 2019
 - New applications complete RAS Form 1
 - RAS Communities in year 2 or 3 Submit RAS Form 2
- BOTH require significant narrative and documentation as part of the application process

CDBG Revitalization Strategies

RAS Application Scoring



Threshold – 5 points

Local Redevelopment Tools

– UP TO 5 points (new for 2019)

Investment Partnerships

– up to 5 points

Collaboration

– up to 5 points

Threshold – 5 Points

Urban Redevelopment Plan – must be officially adopted by the local government
AND
The RAS area must be within a Census *Block Group* of 20% or Greater Poverty

Summary of Georgia's Urban Redevelopment Act (O.C.G.A 36-61-1)

- ❑ Gives cities and counties broad powers to redevelop blighted or threatened areas of the community.
- ❑ Allows communities to use eminent domain to buy and assemble property for revitalization and resale.
- ❑ Does not require a referendum.
- ❑ The required Urban Redevelopment Plan (URP) is fairly easy and inexpensive to prepare and amend.
- ❑ Can be implemented by a Downtown Development Authority (DDA) or a Redevelopment Authority appointed by the local government.

Threshold – 5 Points

Urban Redevelopment Plan

- ❑ ***Summary of Georgia's Urban Redevelopment Act (O.C.G.A 36-61-1) Cont.***
 - ❑ Encourages involvement of private enterprise/public private partnerships to redevelop neglected areas of the community.
 - ❑ Permits use of tax exempt bonds for redevelopment purposes. These may be secured by loans and grants.
 - ❑ Lets the public know what is being planned for the redevelopment area.
 - ❑ Guides investments in infrastructure to support redevelopment.
 - ❑ Allows the City or County to negotiate variances and waive existing zoning and development requirements in order to achieve the optimum economic and aesthetic results in the redevelopment area.

Threshold – 5 Points

Urban Redevelopment Plan

- ❑ Allows the imposition of conditions more specific than existing land use regulations. Conditions run with the property and control development above other land use regulations. Design standards may be included
- ❑ Can waive or modify ordinance provisions that stand in the way of revitalization
- ❑ Shows public what will replace blight
- ❑ UR entity may issue tax exempt bonds to be repaid with profits from redevelopment project. May be secured by mortgages on property within the district

Threshold – 5 Points

Urban Redevelopment Plan O.C.G.A. 36-61

Checklist items

- ❑ Citizen participation process
- ❑ A Statement that the URP is consistent with the local government comprehensive plan
- ❑ Clearly defined boundaries
- ❑ Explanation of negative conditions in the area
- ❑ Defines the city or county land use objectives for the area
- ❑ Outlines possible exceptions to development regulations
- ❑ Description of land parcels to be acquired

Threshold – 5 Points

Urban Redevelopment Plan O.C.G.A. 36-61

URP Checklist, cont'd.

- ❑ Structures to be demolished or rehabilitated
- ❑ Strategy for relocating any displaced residents
- ❑ Any covenants/restrictions to be placed on properties in the redevelopment area
- ❑ Public infrastructure to be provided (transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment
- ❑ Strategy for leveraging private resources
- ❑ A workable strategy for implementing the plan

Threshold – 5 Points

- ❑ RAS must be within eligible **CENSUS BLOCK GROUP(S) 20% or greater POVERTY RATE (NOT AMI)**
- ❑ RAS must be within Urban Redevelopment Area with an adopted Urban Redevelopment Plan (O.C.G.A. 36-61)
- ❑ CDBG Public Participation process must be followed for RAS ALSO – Hearings may be held consecutively



Note: The CDBG Target Area must be located within the RAS Area in order to receive RAS bonus points

Threshold – 5 Points

- ❑ 20% or greater poverty rate – may now be determined by
 - ❑ ACS Data – Any of the most recent 3 years of data available (DCA Mapping website)
- OR
- ❑ Local Survey conducted in accordance with the “Guide to Acceptable Survey Methodology – November 2017” – Appendix C in the CDBG Applicants’ Manual
- ❑ A narrative describing the survey methodology, analysis of results, and copies of all survey instruments used for the survey must be included in the RAS application.

NOTE – Poverty rate income is DIFFERENT than AMI income

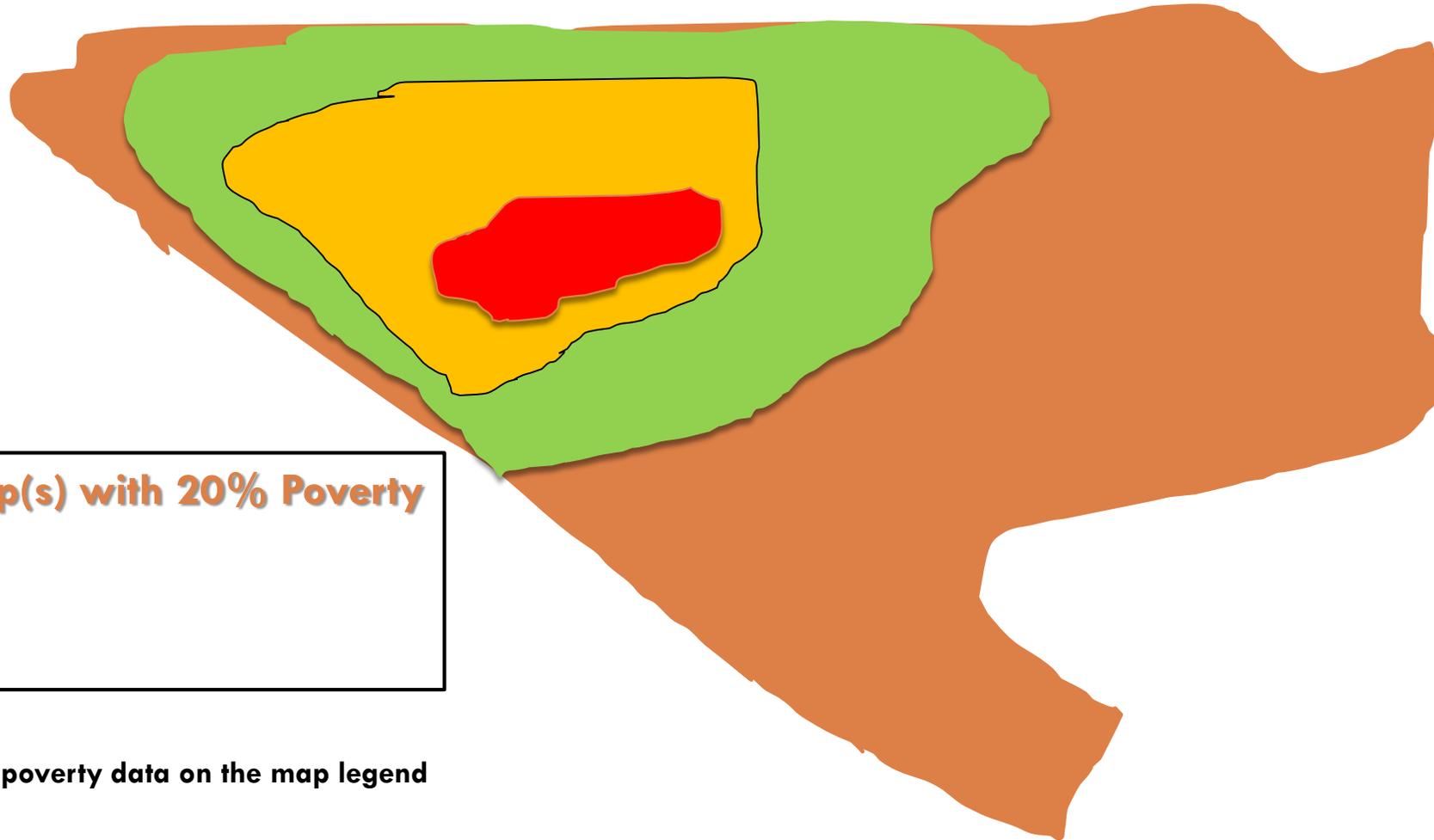
Threshold – 5 points

- ▣ Map Requirements – map(s) must show
 - ▣ Local government (city/county) limits
 - ▣ Census Block Group(s)
 - ▣ Urban Redevelopment Area
 - ▣ RAS Area – including individual plats within the RAS boundary
 - ▣ CDBG Target Area

Threshold – 5 points

Threshold

Census Block Group(s) with 20% Poverty
URA Area
RAS Area
CDBG Target Area



Note: Please show source of poverty data on the map legend

Threshold – 5 points

- ❑ Property values for the RAS area are to be tracked each year.
 - ❑ Printed Spreadsheet must be included in the application, AND
- ❑ The Tax valuation Spreadsheet **MUST** also be submitted electronically to:
cdbg.biz@dca.ga.gov

*Taxable value of property--Sample spreadsheet.

Tax Parcel	Street Address	Tax Value
A		
B		
C		
D		
etc.		
Total tax value		Total MUST be included

Threshold – 5 points

Application NARRATIVE Requirements

- **RAS 1** – Detailed description of HOW the revitalization strategy will be implemented
 - Activities that will be undertaken to revitalize the chosen area including a detailed description as to how these activities are tied to the urban redevelopment plan
 - Local strategy that will be used to implement the plan;
 - Property Values (described above)
 - Number of business/occupational licenses issued.
 - Number and value of building permits issued.
 - Opportunities available for economic development improvement.
 - Problems likely to be encountered.

Threshold – 5 points

Application NARRATIVE Requirements (con't.)

- Number and value of building permits issued.
- Photos illustrative of conditions in the RAS
- Opportunities available for economic development improvement.
- Problems likely to be encountered.

Threshold – 5 points

Application NARRATIVE Requirements

- **RAS 2** – Detailed description of HOW the revitalization strategy *is being* implemented
 - Activities the local government **has** undertaken to revitalize the chosen area including a detailed description as to how these activities are tied to the urban redevelopment plan - results must be documented
 - Narrative describing what other developments have happened within the RAS that furthers the goals of the strategy. Please send supporting documentation of activities.

Threshold – 5 points

Application DOCUMENTATION Requirements

☐ RAS 1

- Copy of Urban Redevelopment Plan
- Evidence of Citizens' Participation including, but not limited to, minutes or advertisements of public meetings, attendance lists and minutes from the hearing
- A copy of all of local government resolutions establishing urban redevelopment area(s), urban redevelopment plan(s) including amendments and related resolutions must be included.
- A certification from the local government's attorney that the resolutions and policies and the authorizing resolutions for the urban redevelopment plan were adopted in accordance with applicable law and applicable public hearing requirements must be included.
- Maps

Threshold – 5 points

Application DOCUMENTATION Requirements

□ RAS 2

- Copy of any amendments to the Urban Redevelopment Plan
- Documentation of supporting activity undertaken as described in the narrative for this category
- Number of business/occupational licenses issued.
- Number and value of building permits issued.
- Updated property values for the RAS area
- Printed Spreadsheet must be included with the application, AND
- The Tax valuation Spreadsheet **MUST** also be submitted electronically to:

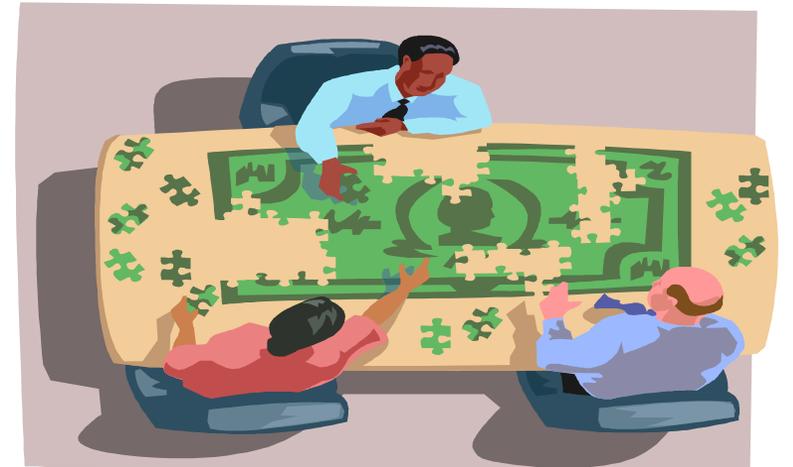
cdbg.biz@dca.ga.gov

Local Redevelopment Tools – Up to 5 points

Locally adopted tools designed to target investment and/or redevelopment programs for the RAS area

Examples:

- Tax Allocation District (O.C.G.A. 36-44)
- Community Improvement District
- Business Improvement District
- Enterprise Zone (O.C.G.A. 36-88)
- Opportunity Zone
- Land Bank Authority
- Other locally designated, geographically targeted strategies that further the goals of the strategy



Local Redevelopment Tools – Up to 5 points

Application Requirements

□ RAS 1

■ Narrative requirement

- Narrative for this section of the RAS application must describe in detail how the tools will be used to benefit the RAS area.

■ Documentation requirement

- Documentation of official adoption of all tools claimed (e.g., resolutions, ordinances, charters, etc.)

Local Redevelopment Tools – Up to 5 points

Application Requirements

☐ **RAS 2**

■ Narrative requirement

- Narrative for this section of the RAS application must describe what tools were used over the past year and details as to how those tools have contributed to the revitalization of the RAS area.

■ Documentation requirement

- Documentation (where possible) of benefits derived from use of the claimed tool - Company/agency letters documenting benefits gained by use of the tool(s)

- ☐ Full narrative and documentation required for any NEW tools requested

Investment Partnerships – Up to 5 points

Partnerships committed to Investment into the area by revitalization, residential improvement, social service funding programs or job creation / retention programs applicable to the RAS area

Examples: Investment partnerships may be:

- Private developers
- Public programs chartered by the State of Georgia,
- Georgia Housing and Finance Authority,
- U.S. Department of Treasury
- SBA
- USDA

Investment Partnerships – Up to 5 points

Examples (con't)

- Federal Home Loan Bank
- TVA
- HUD
- DOL
- Habitat for Humanity,
- The Fuller Center for Housing
- Other non-profit organizations

Investment Partnerships – Up to 5 points

Application Requirements

□ RAS 1

■ Narrative requirement

- Narrative for this section of the RAS application must describe in detail the roles of the investment partners and how the investment will be used to benefit the RAS area.

■ Documentation requirement

- Documentation (correspondence from the proposed partners) must be provided showing a firm, long-term commitment by the investment partner or a long-term commitment by the applicant to use investment partners as part of their RAS strategy.

Investment Partnerships – Up to 5 points

Application Requirements

□ **RAS 2**

■ Narrative requirement

- Narrative for this section of the RAS application must describe in detail the roles of the investment partners over the past year and how their investments have been used to benefit the RAS area.

■ Documentation requirement

- Documentation (correspondence from the partners) must be provided confirming their investment in the RAS area. This section may also identify new partners who began (or will begin) participation in the RAS strategy. Documentation from newly identified partners must also be included.

Collaboration – Up to 5 points

Application must demonstrate that initiatives will be created and/or undertaken within the eligible area by private for-profit and/or not-for-profit community stakeholders.

Examples

- ❑ Local lending institutions
- ❑ Community or Neighborhood housing organizations
- ❑ Community development organizations or groups that will carry out some aspect of the Revitalization Area Strategy.
 - ❑ GICH
 - ❑ Housing or other task forces
 - ❑ City code enforcement efforts

Collaboration – Up to 5 points

Examples (con't.)

- ❑ Credit counseling, Homebuyers Classes
- ❑ Housing Expo, Senior Expo
- ❑ Cleanup campaigns, junk appliance roundup
- ❑ Formation of Neighborhood Associations and Neighborhood Watch
- ❑ Church outreach: Food Pantry, Boys and Girls Club, After-school programs
- ❑ Summer youth mission group builds handicap ramps and trim shrubbery
- ❑ “Hands-On” projects: paint elderly houses, help build park

Collaboration – Up to 5 points

Application Requirements

□ RAS 1

■ Narrative requirement

- Narrative for this section of the RAS application must describe in detail the roles of the collaborative partners and how the initiatives undertaken by each partner will be used to benefit the RAS area. Documentation (correspondence from the proposed partners) must be provided indicating commitment by the collaborative partners describing the initiatives they will undertake as part of the overall RAS strategy.

■ Documentation requirement

- Documentation (correspondence from the proposed partners) must be provided indicating commitment by the collaborative partners describing the initiatives they will undertake as part of the overall RAS strategy.

Specific Documentation

Points for Collaboration / Investment Partnerships are based on the **DOCUMENTATION** submitted (in addition to narrative):

- ❑ Before and after photos
- ❑ Newspaper clippings, newsletters
- ❑ Letters from partners, with specific details
- ❑ Minutes from council meetings
- ❑ Code enforcement logs
- ❑ Agreements, deeds, etc.
- ❑ Grant award letters, etc.

RAS Rewards:

- ❑ Can apply for CDBG every year, provided that current CDBG project meets timeliness criteria
- ❑ Provides up to 20 bonus points on CDBG Annual Competition applications that are proposed within the RAS area
- ❑ Designation is effective for 3 years, then can re-apply



Note: DCA will only allow geographic amendments to RAS boundaries every three years upon application for renewal status

RAS Application submission:



Applications can be submitted anytime up
until the CDBG application due date
each year.....

Deadline April 1, 2019

For more info:

<https://www.dca.ga.gov/node/3879>

Please refer to RAS Manual and

RAS Form 1 for Application

See RAS Form 2 for Annual Progress Report

For more info:



Revitalization Area Strategies, contact:

- Glenn Misner (404) 679-3138
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Urban Redevelopment Plans, contact:

- Kelly Lane (404) 227-3619
kelly.lane@dca.ga.gov



Questions?

